

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 Meruka Drive, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$960,000

Median sale price

Median price

\$1,204,000

Property Type

House

Suburb

Eltham

Period - From

01/04/2022

to

31/03/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3 Keswick Rise ELTHAM 3095	\$960,000	17/12/2022
2			
3			

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

17/04/2023 18:33

26 Meruka Drive, Eltham Vic 3095

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$960,000

Median House Price

Year ending March 2023: \$1,204,000



 3  2  3

Property Type: House

Land Size: 803 sqm approx

Agent Comments

Comparable Properties



3 Keswick Rise ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$960,000

Method: Sold Before Auction

Date: 17/12/2022

Property Type: House

Land Size: 794 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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